



## ITEM DISCUSSION

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- 9.1 Corrie Rosen from Mahlum presented a summary of the process to date, schedule and budget.
- a. - One of the values that emerged early on is the idea of creating a ‘heart’ of campus in the space between the buildings. This is achieved by moving service and parking to the south edge of the site and having the new construction embrace the space.
  - b. - New priorities include providing expanded dining area, centralized admin, proximate to a clear ‘front door’ and strengthening the connection between the two buildings.
  - c. - The design team recently completed schematic design and the drawings and outline specs have been sent to a cost estimator for pricing.
    - 1. - Question: Will construction start during the 2017-2018 school year impact school operations?  
Response: Physical work on site will not begin until the school year is completed
- 9.2 Vince Gonzales gave an update on the departures process. Selection for the departure committee is underway and there will be a community meeting to discuss the requested departures. The project is requesting the following departures:
- a. - On street bus loading/unloading
  - b. - Parking counts
  - c. - Lot coverage
- 9.3 Vince Gonzales gave an update on the SEPA timeline. Issuance of the SEPA report and transportation study are awaiting on feedback from the Seattle Department of Transportation (SDOT). The district is targeting to publish the draft SEPA Checklist in the 3rd or 4th week of May.
- 9.4 Corrie Rosen presented feedback from meetings with various local agencies and stakeholders.
- a. - SPS Facilities:
    - 1. - A dedicated delivery area primarily for daily food delivery is needed near the kitchen in the brick building
    - 2. - A dedicated area for dumpsters is also needed near the main waste generator (the kitchen), or dumpsters may end up being placed in undesirable locations in the center of the site
  - b. - Seattle Parks and Recreation
    - 1. - The design team got clarification on who maintains what portions of the right of way (SDOT: curb to curb, Parks: curb to property line)
    - 2. - Team to forward the Traffic Study to Parks for their review when available.
  - c. - School Traffic Safety Committee (STSC)
    - 1. Separation of buses and automobile circulation was considered desirable.
    - 2. Team discussed possible strategies to improve the safety for students:
      - a) - Safe and visible crosswalks, particularly at Crocket and 4th Ave and Bigelow.
      - b) - 4-way stop at Newton Street and Bigelow Ave N
    - 3. - STSC is shifting toward a “no automobile access” plan to encourage walking and biking but did acknowledge that this is more of a challenge for option schools who do not always draw students from the immediate neighborhood.
    - 4. - Geness Reichert asked what “safe and visible” meant as well as what a buffer at Crockett Street would mean. Mahlum responded that the STSC would like to see the crosswalks and intersections clear of buses and automobiles to provide a clear path for

- pedestrians approaching the site. This would be achieved through signage and training of bus drivers and parents.
5. - Geness Reichert asked how enforcement of the current and future traffic plan could be improved, and stated that she would prefer “top-down” enforcement rather than relying on reports from individuals affected by problems. Kas Kinkead and Janine Roy responded that enforcement is an ongoing challenge, but an approved transportation plan is the first step, followed by education of users. Enforcement is usually most effective at the beginning of the school year when parents are not used to traffic procedures.
  6. - Team to add bike parking to the site plan.
  7. - Team to create a diagram showing pedestrian paths to and from school (not only buses and cars).
- d. - Seattle Landmarks Preservation Board – Architectural Review Committee (ARC)
- o The ARC acknowledged the challenging site conditions, but supported the overall location of the building program
  - o The ARC would like to see security measures balanced with creating a welcoming site that is porous from both Bigelow Ave N and 4<sup>th</sup> Ave N.
  - o Mahlum conveyed that the ARC prefers to see new additions make a clear distinction between what is historic and what is new, rather than trying to copy existing historic buildings.
  - o Geness Reichert asked how the design team would be responding to the ARC comment that the current proposal feels “suburban.” Mahlum responded that the design team is continuing to develop the project with input from multiple stakeholders, and has made some changes already that will be presented back to the ARC. Mahlum will continue to work to address the ARC’s concerns through an iterative process of multiple briefings.
- 9.5 JoAnn Wilcox presented the current design plan including the minimal work to the existing buildings and the desire to create a central heart of campus
- a. - The biggest circulation change since the last SDAT was the incorporation of a loading dock and receiving area off of 4<sup>th</sup> Ave N. JoAnn indicated that site constraints required the loading to be located on 4<sup>th</sup> Ave, close to the new main entrance, but that screening will be used to mitigate the presence of the loading area on 4<sup>th</sup> Ave.
  - b. - Schematic design plans include 4 classrooms with individual toilet rooms as indicated in the SPS education specifications. QAE staff have expressed a desire to not limit these classrooms to use by kindergarten classes, and have the toilet rooms accessed from the hallway. QAE staff to meet internally to discuss and share with Mahlum and SPS the preferred grouping and distribution. Mahlum and SPS to then propose a deviation to the district’s educational specification for elementary schools.
  - c. - QAE staff asked about the future of Kids Co. in the new addition. Janine Roy responded that the project is being designed to accommodate school functions, and other user groups will be accommodated as space allows.
- 9.6 Kas Kinkead presented feedback from the Site User Group meeting and an updated site plan that included responses to that feedback.
- a. - Kas presented the variety of outdoor play and learning spaces as well as the requirements for stormwater management from the City of Seattle.
  - b. - Feedback was positive for the added outdoor learning space behind the wood building

- c. - QAE staff expressed concern about balls going over fences and the need to include fences of appropriate height around areas devoted to ball play.
- d. - Geness Reichert asked about the number of parking stalls being provided and how that related to the number of stalls currently on site. Mahlum responded that the current plan includes 33 parking stalls, including 5 accessible stalls. This number reflects an attempt to replace the current parking capacity on site while meeting requirements for accessible parking.

**Clarification:** plans currently show 30 parking stalls including 5 accessible rather than the 33 that were stated during the meeting.

- e. - QAE staff asked about parking options as the number of spaces does not equal the number of staff members. Mahlum clarified that the staff that are not accommodated in the new south parking lot will be parking on the surrounding streets.
- f. - Geness Reichert asked if the playground would be open to community use. Vince Gonzales responded that when school is not in session, the gates around the perimeter would be open and the playground would be open for community use.

#### 9.7 Follow Up Questions:

- a. - Geness Reichert asked for an update on the joint use agreement between Seattle Parks and SPS specifically regarding idling time of buses on Parks property. Vince Gonzales responded that he had no new information regarding the agreement, but the agreement does not cover idling time for buses as this is a unique condition where Parks property is a roadway.
- b. - QAE staff asked if the SDAT will be involved in the design process going forward. Mahlum responded that this is the last scheduled SDAT meeting, but more may be scheduled if needed as the project progresses. The design team will continue to meet with user groups and will present to all-staff and PTA meetings as needed. These future meetings could be used to present updates regarding finish materials, colors, etc..
- c. - Parent question: What materials will be used for the paved play areas?  
Kas Kinkead responded that asphalt is the primary material, but concrete will be used to indicate circulation paths and where asphalt is not appropriate (i.e. ramps and seat walls).
- d. - Parent question: How does the proposed play equipment area compare to the current play equipment area?  
Kas Kinkead responded that the proposed area is slightly larger. Vince Gonzales responded that the play equipment is not typically part of the design package for SPS construction projects, and is typically a separate contract.
- e. - Parent question: Can more work be done on the existing building.  
Mahlum responded that the budget is very limited, and the project scope has been stretched to include the expanded commons and new admin area. There was also substantial alterations to both the brick and wood buildings prior to the re-opening of the school in 2011.
- f. - QAE staff question: Can art be incorporated into concrete work in the play area.  
Kas Kinkead responded yes, and gave some examples of how that has been incorporated into previous projects.

#### 9.8 Next Steps

- a. - Design team will continue review process with the Landmarks Preservation Board
- b. - Departure review meeting will be set once the departures committee is finalized
- c. - Cost estimator will provide a cost estimate based on the schematic design drawings. The design team will make adjustments if the estimate is out of line with the budget

mahlum



Queen Anne Elementary  
SDAT 09 01 May 2017




### Agenda

- Mission Statement
- Project Schedule
- Meeting Updates (Facilities, Parks, School Traffic Safety, ARC)
- Review Schematic Design Plan & Site Development
- Next Steps
- Site Walk

### Mission Statement



### Master Plan Mission Statement

The new QAE encourages children's love of learning and social emotional development. It will place our most treasured group spaces - gym, dining, and library - at the heart of our campus, and encourage exploration, sharing and learning everywhere, inside and out, to maximize all students' potential.

Creating a space where all students have a sense of belonging and where learning and collaboration happen everywhere.

Come see the future of 21st century learning! This campus will "wow" you with all of the creative spaces for digital citizenry, project-based and S/E learning. From the soft outdoor play spaces to the hands-on, adaptable classrooms; all students feel they belong here. We invite you to gather with us, learn with us and play with us!

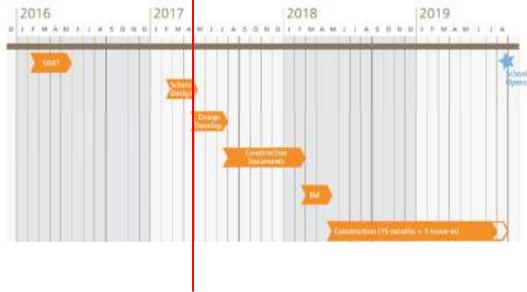
### Project Overview and Schedule



### Project Overview

- :: Build an addition with 200 seats (8 classrooms) of permanent capacity and a gymnasium to address current and projected elementary growth.
- :: Total capacity of school is planned for 500 students.
- :: Expand dining room to accommodate 250 students.
- :: Centralize administration to facilitate campus safety.
- :: Strengthen relationship between two buildings.

## Project Schedule



## Project Budget

<b>Total Project Costs</b>	<b>\$ 16.4 M</b>
<b>Construction Costs</b>	<b>\$ 10.8 M</b>
New construction	
Site improvements	
Offsite improvements	
Contingency and sales tax	
<b>Project "soft costs"</b>	<b>\$ 5.6 M</b>
New furniture and equipment	
Classroom technology	
Network and phones	
Professional services	
Permit and utility fees	

## Feedback from Previous SDAT



## SDAT Feedback

Held 27 March 2017 at Queen Anne Elementary School  
 Preserve trees and retaining wall on Bigelow  
 Garden will be located around new building footprint  
 Classroom grouping could be revised with input from school staff

## Meeting Updates



## SPS Facilities User Group Meeting

Held 30 March 2017 at SPS office.  
 Attendees: SPS, Hargis Engineers and Mahlum in attendance.  
 Need for dedicated delivery area located off street and close to kitchen.  
 Dumpsters need to be easily accessible as well.



### Seattle Parks Meeting

Held 03 April 2017 at Mahlum's office.  
 Attendees: SPS, Parks, Heffron Transportation, and Mahlum in attendance.  
 Clarification on who maintains what portions of the right of way (SDOT: curb to curb, Parks: Curb to property line)  
 SPS working to improve traffic management



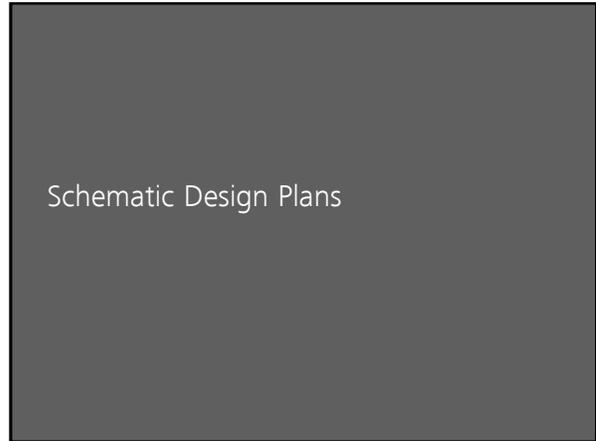
### School Traffic Safety Committee (STSC)

Held 28 April 2017 at SPS offices  
 Attendees: SPS, SPD, SDOT, QAES, Heffron Transportation, and Mahlum in attendance.  
 Strategies Discussed:  
 - Separation of buses and automobile circulation  
 - Create safe and visible crosswalks (locations and crossing guards)  
 - Buffer at Crockett Street  
 - 4-way stop at Newton Street and Bigelow Avenue N  
 - STSC is shifting towards a 'no automobile access' plan to encourage walking and biking

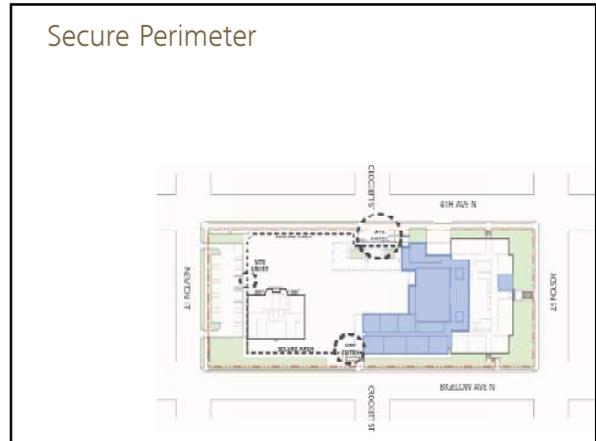
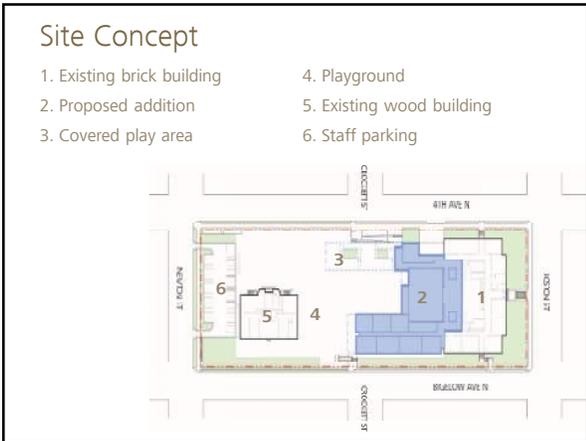


### Seattle Landmarks – Architectural Review Committee (ARC)

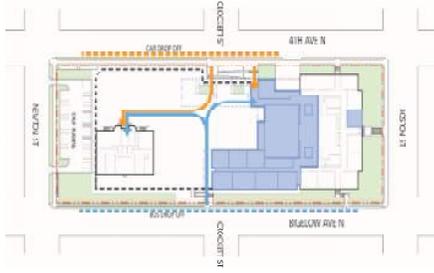
Held 28 April 2017 at Seattle City Hall  
 Acknowledged challenging site conditions  
 Supported gym location and "arms" reaching out from existing corridors  
 Desire for site to feel welcoming while balancing security measures  
 Desire for more pedestrian porosity at covered play as well as on Bigelow



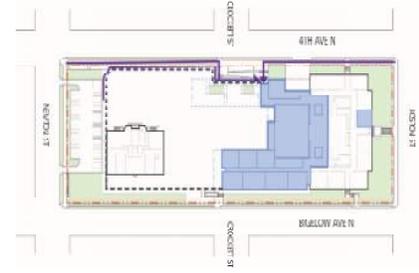
### Schematic Design Plans



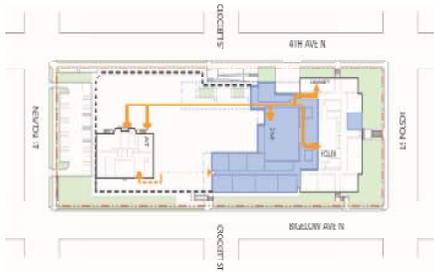
## Student Arrival



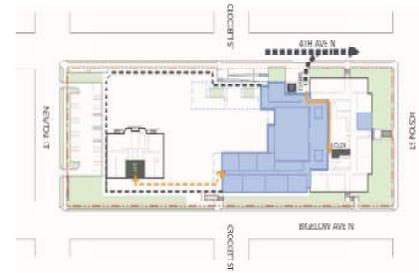
## Visitor Arrival (Secure)



## Site Circulation



## Deliveries and Service



## Site User Group

Held 20 April 2017 at Queen Anne Elementary School  
Representatives from QAES, Cascade Design Collaborative and Mahlum in attendance

Positive Response for variety of site uses and variety of types of play  
Need to maximize use of limited site area, but include as much vegetation as possible.

“Cross country” running track is an important feature to maintain

Site should be welcoming while incorporating security features

## Site User Group



# Site User Group



# Site User Group



# Site User Group



# Site Plan



# Plan Review



# Plan Review

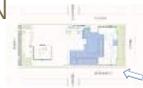


Perspective Views

Site Perspective from West



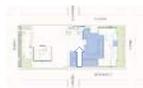
Perspective from Bigelow Ave N



Site Entry Along Bigelow Ave



Interior Courtyard View



Aerial Perspective



Next Steps